

Minutes of Plan Commission Meeting March 15, 2022

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Tyler Edwards, Neil Pfaff, Mike Stafford, and Bill Bowden.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by O'Neill to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Kolb to approve the minutes of the February 15, 2022 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings

- a. The request of Brooke Hill (Owner), d/b/a Three Boos 4 U, for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- b. The request of John Schwanbeck for a Conditional Use Permit to allow the sale of limited firearms as a Home Occupation at 1514 Ash Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- c. The request of Menard Inc for a Conditional Use Permit to allow the construction of a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin – There were no speakers, the hearing was declared closed.

New Business

- a. Consider Brooke Hill's (Owner), d/b/a Three Boos 4 U (Applicant) request for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo, Sauk County Wisconsin – No one was in attendance to address this request, no action was taken by the Commission.
- b. Consider John Schwanbeck's request for a Conditional Use Permit to allow the sale of limited firearms as a Home Occupation at 1514 Ash Street, City of Baraboo, Sauk County, Wisconsin – Pinion presented a letter received from John Schwanbeck. No one attended to address this request, no action was taken by the Commission.
- c. Consider Menard Inc's request for a Conditional Use Permit to allow the construction of a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin – Pinion presented the background for this item. He said that if this item is to be approved, it should be with the condition that the PUD is approved. He said if the PUD is not approved, this conditional use, if the Commission supports it, would be considered null and void. Tyler Edwards stated that he did submit the landscaping and stormwater plan to Pinion. Pinion said that everything looked fine. Kolb moved to approve the conditional use permit, conditioned on the PUD being approved by Council. Wedekind seconded the motion. On roll call vote for the motion, Ayes – Wedekind, O'Neill, Kolb, Marshall, Boeggner, and Palm. Nay – Franzen. Motion carried 6-1.
- d. Request to Rezone Lots 93 and 94 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-4, Four thru Twelve Family Residential and Lots 95 & 134 through 137 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-5, Thirteen Family and Up Residential, located on Silver Drive south of Mine Road, in the SW1/4 of the NE1/4 of Section 11, T11N, R6E, in the City of Baraboo,

Sauk County, Wisconsin by Robert Bowden – Pinion presented the map with the requested zoning. He said that Mr. Bowden has an accepted offer to purchase and would like it rezoned to accommodate his development plans of multi-family housing. Palm inquired about Silver Drive being installed between Mine Road and Walnut Street. Pinion said that this would be subject to a Development Agreement, but since it is platted technically they could get a building permit, but they could not get an occupancy permit without a totally improved right-of-way. Kolb moved to approved the proposed to R-4 and R-5 and send it on to Council with a positive recommendation. Wedekind seconded the motion. On roll call vote for the motion, Ayes – Franzen, O’Neill, Kolb, Marshall, Boeggner, Wedekind, and Palm. Nay – 0, motion carried 7-0.

- e. Consider the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Corey Oil LTD to expand their existing bulk fuel storage facility and add an accessory structure on their 0.19-acres site at the southwest corner of the intersection of Potter Street and Depot Street in the City of Baraboo, Sauk County, Wisconsin – Pinion presented the background. He said that Corey Oil is being represented by Mike Stafford. Pinion said that in order to straighten things out, it would be most appropriate apply a PUD overlay-zoning district. Franzen moved to recommend approval as presented. O’Neill seconded the motion. Kolb asked if he would consider recommending approval dependent on an approved landscaping plan by the City Engineer. Franzen moved to amend the original motion to include an approved landscaping plan by the City City Engineer. O’Neill seconded the amended motion. On roll call vote for the motion, Ayes – O’Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.

Adjournment - It was moved by Wedekind, seconded by Kolb to adjourn at 5:29 p.m. The motion carried unanimously.

Mike Palm
Mayor Designee